



A TWO-STORY garden home at New Horizons-South Bay. First story units have fenced patios and garden dining areas. Second story units have private balconies.

There are nine distinctive one and two-story exterior elevations offered.



FOCAL POINT of recreational life at New Horizons-South Bay is the Polynesian design 10,000-square-foot clubhouse and recreation building. It includes an assembly hall, catering kitchens, arts and crafts rooms,

billiard room, men's and women's shower and locker rooms, sewing room, and large lounge with color television.

New Horizons - South Bay Adult Community Opens

New Horizons-South Bay, \$18 million adult recreation and garden home community in Torrance, will open officially this weekend (Oct. 26 and 27), Ray A. Watt and Richard H. Meine, partners, announced today.

The Gold Medallion condominium project, on an 80-acre site on Sepulveda Blvd. between Crenshaw and Hawthorne boulevards, represents a new concept in land planning and development in which complete residential and recreational living is provided by combining advantages of individual home ownership with maintenance free benefits of apartment living, according to Watt, one of the nation's largest community developers and home builders.

New Horizons, when completed, will contain 600 garden homes; a 10,000-square-foot clubhouse and recreation building; a nine-hole 3-par golf course; a putting green surrounded by a lake; swimming pool, shuffleboard, paddle tennis, ping pong, horse-shoe and croquet facilities.

Residency, according to Watt, is limited to families in which one spouse must be 35 years old or more or to single persons 35 years old or more. No children less than 18 may be permanent residents.

New Horizons' land planning concept, created by Ted Robinson, noted land planner and golf course architect, creates a park-like atmosphere through use of the nine-hole golf course, landscaped pedestrian malls and greenbelts between garden home buildings and the putting green surrounded by a huge lake.

Surrounded by a decorative concrete block wall, New Horizons is a community within a community and contains no interior streets. A loop thoroughfare serves individual driveways to the residences, according to Robinson.

"This plan assures a perpetual park-like atmosphere," says Watt, "and focuses the community's environment to its interior, thereby obviating any perimeter influence on its adult recreation-living character."

Residents, he noted, will have a higher degree of privacy within New Horizons than in a conventional subdivision. Although residential units within buildings have common walls, a sound-proofing technique has been utilized to insure privacy and quiet. In addition, residential units are separated from one another by expanses of greenbelts as wide as 35 feet with tall trees, shrubbery and pedestrian malls. Insuring privacy for outdoor living are enclosed patios for first floor residents, balconies for second floor residents and garden dining areas hidden from pedestrian sight.

New Horizons garden homes, designed by Phil Blair, AIBD, in 17 elevations including Oriental and Polynesian-modern architectural stylings, include one bedroom and convertible den, two-bath; two bedroom deluxe, two-bath; and two bedroom and convertible den, two-bath plans ranging up to 1215 square feet. Prices range from \$19,495 to

a complete golf shop; lounge with ten-foot-high driftwood stone fireplace and color television; completely equipped photo laboratory; and equipped hobby rooms for ceramics, painting and sculpture. The recreation area also includes swimming pool, shuffleboard and paddle tennis courts.

"As a condominium project," said Watt, "purchasers receive individual grant deeds to their homes in addition to ownership of an undivided interest in the common areas and facilities of the entire development. Buyers also receive a separate tax bill.

"This concept blends individual ownership and communal interest and provides the resident a maintenance-free home and recreation area, and at the same time gives him the advantages of home ownership."

Wat said a monthly fee will pay for all exterior painting of garden homes, care of lawns, shrubs, trees, sidewalks, parking areas, sprinkler system and other common area maintenance at New Horizons.

\$28,500.

There are six New Horizon model garden homes, furnished by Selected Interiors, Los Angeles, architectural interior consultants.

Each home includes carpeting, hotpoint all-electric kitchen, ceramic tile, ash cabinets, radiant ceiling heat, Pullman baths, sliding glass patio doors and fireplaces of driftwood, volcanic stone, slumpstone or Palos Verdes stone.

The clubhouse and recreation building, designed on a Polynesian architectural theme by Selected Interiors, Los Angeles, has a two-story entry; assembly hall with catering kitchen and serving bar; billiard room with two regulation tables; women's bridge rooms; men's card room; locker and shower facilities for golfers;

GENIUS

Genius begins great works; labor alone finishes them.

—Joseph Joubert

Cougars Nip South

By GLENN FISHER

The Hawthorne Cougars had to squirm, but they still nipped the South High Spartans 13 to 6.

The Cougars varied their attack each half.

In the first half they gained 95 yards passing and 16 yards rushing. In the second half they gained 142 yards rushing and none passing.

The cougars scored first on a 38 yard pass after recovering a Spartan fumble. Wayne Bryan flipped a pass to Don Blackburn for the tally. Perry Ray added the conversion to give the Cougars a 7 to 0 lead.

The Cougars held the lead until the last play of the third quarter. After Dennis Eastbrook blocked a Cougar punt and the Spartans recovered on the Cougar 20. Eight plays later Charlie Phillips boomed over from the three. Maddens kick fell inches short of the cross bar and the Spartans trailed 7 to 6.

Hawthorne bounced back as they drove 89 yards in five plays. Doug Kinn ap-

plied the clincher as he scampered 77 yards for the tally.

With about two minutes left to play the Spartans drove to the Cougar 40 yard line. Ron Reinholdt halted the drive as he made a sensational aerial on the Cougar one, and ran it to the Cougar 23.

Kinn then plunged through

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the middle on two consecutive plays to notch a 13 to 6 victory for the Cougars.

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